

## LAND USE APPLICATION SUMMARY

*Property Location:* 3308 Lyndale Avenue S  
*Project Name:* 3308 Lyndale Avenue S  
*Prepared By:* Peter Crandall, Senior City Planner, (612) 673-2247  
*Applicant:* Amarjit Singh  
*Project Contact:* Amarjit Singh  
*Request:* To construct a new three-story residential building with four dwelling units.

<b>Dwelling Units</b>	4 dwelling units
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*Required Applications:*

<b>Conditional Use Permit</b>	To increase the maximum building height in the OR1 district from 2.5 stories, 35 feet to three stories, 33 feet.
<b>Variance</b>	To reduce the minimum interior side yard requirement along the north property line from nine feet to seven feet.
<b>Variance</b>	To reduce the minimum established front yard setback from 25 feet to 16 feet.
<b>Variance</b>	To reduce the minimum lot area for a multiple-family dwelling in the OR1 district from 5,000 square feet to 4,744 square feet.
<b>Site Plan Review</b>	For a new three-story residential building with four dwelling units.

## SITE DATA

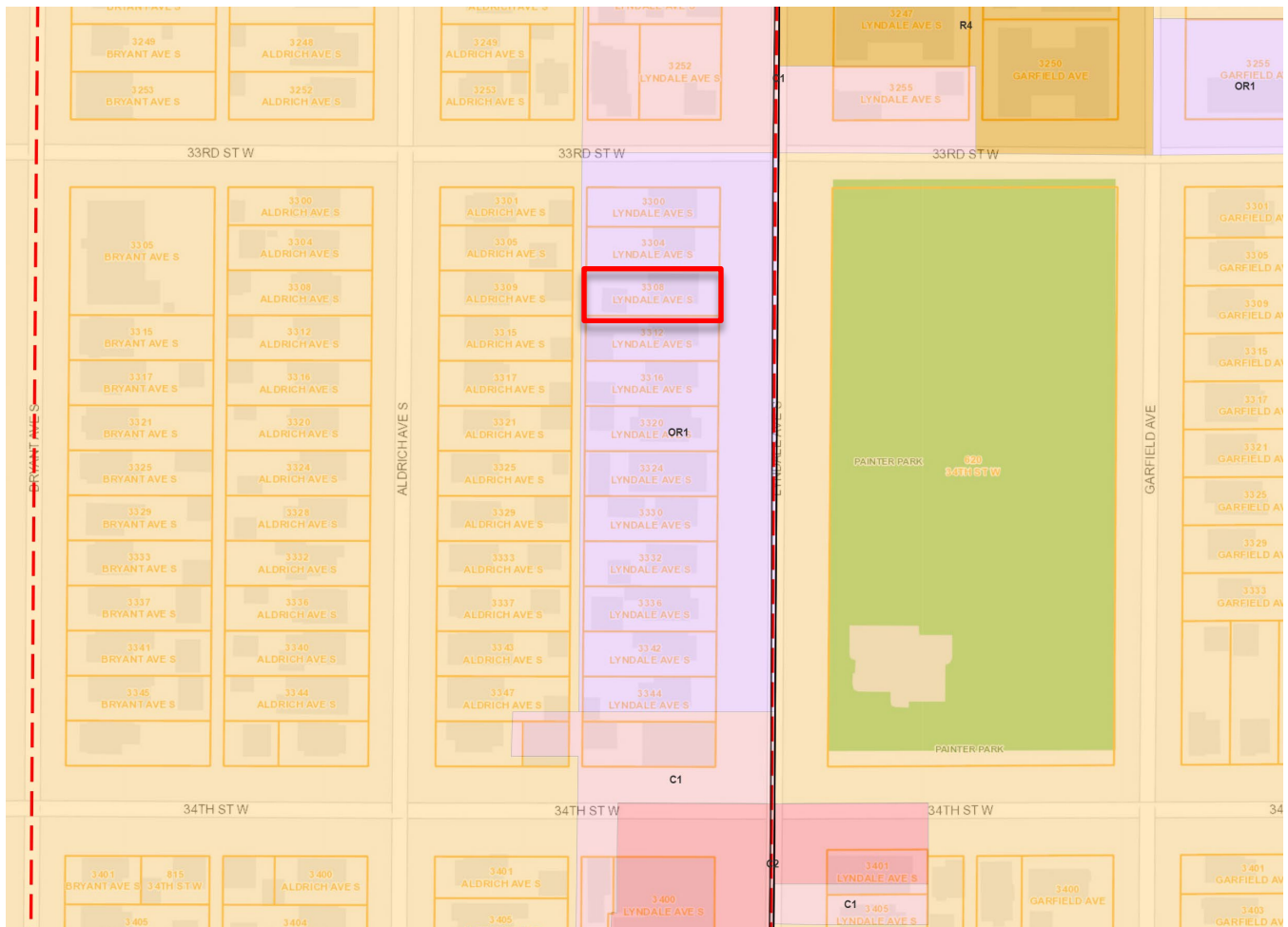
<b>Existing Zoning</b>	OR1 District
<b>Lot Area</b>	4,744 square feet
<b>Ward(s)</b>	10
<b>Neighborhood(s)</b>	South Uptown; adjacent to Lyndale
<b>Future Land Use</b>	Urban Neighborhood
<b>Goods and Services Corridor</b>	Lyndale Avenue S
<b>Built Form</b>	Corridor 4

Date Application Deemed Complete	October 27, 2020	Date Extension Letter Sent	
End of 60-Day Decision Period	December 28, 2020	End of 120-Day Decision Period	

**BACKGROUND**

**SITE DESCRIPTION AND PRESENT USE.** The site is located in the South Uptown neighborhood with frontage on Lyndale Avenue S. The site is currently occupied by a 2.5 story single family home constructed in 1908. There is a shared alley to the rear of the structure.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The subject property is located on Lyndale Avenue S, a Goods and Services corridor in the Minneapolis 2040 Comprehensive Plan. The site is located in a largely residential area with small-scale commercial uses located along Lyndale Avenue S at existing commercial nodes and intersections. The neighborhood at large contains a mix of mostly single and two-family homes with some small apartment buildings. The site is located within ¼ mile of high-frequency bus transit (Metro Transit route #4).



**PROJECT DESCRIPTION.** The applicant is proposing to demolish the existing structure on the site in order to construct a new three-story residential building with four dwelling units. The proposal includes four surface parking stalls at the rear of the site accessed via the shared alley. Principal entrances for the residential units would be located at the front and rear of the structure.

The applicant originally applied for a variance to reduce the minimum interior side yard along the north property line. They have modified their plans to comply with the setback requirement in that location. Staff is recommending that application be returned to the applicant.

**PUBLIC COMMENTS.** Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## ANALYSIS

### CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to increase the maximum building height in the OR1 district from 2.5 stories, 35 feet to 3 stories, 33 feet based on the following findings:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

The establishment of a three-story building in this location will not be detrimental to or endanger the public health, safety, comfort, or general welfare. Building height, in general, does not pose a hazard to public health and safety. The proposed structure is within the maximum building height for multiple family dwellings in the OR1 district as measured in feet.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property. Lyndale Avenue S is a designated Good and Services corridor with a variety of uses and building types including small apartment buildings and neighborhood serving commercial uses and structures. The proposed three-story building is consistent with policy and built form guidance for the site which allows for structures of up to four stories in height. While the predominant character of the corridor today is largely 2.5 stories in height, adopted policy envisions the character of the corridor changing over time to allow for taller and more dense development.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

The project will receive a full review by relevant city departments including public works to ensure compliance with city standards related to the above concerns.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

The project is proposing to include four surface parking stalls on site to accommodate resident parking. The project does not have a minimum parking requirement due to its proximity to high-frequency transit. The project is not expected to have a significant impact on traffic in the public streets.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

The proposed use would be consistent with the applicable guidance and policies of Minneapolis 2040 (2020):

Future Land Use	Guidance	Staff Comment
<b>Urban Neighborhood</b>	Urban Neighborhood is a predominantly residential area with a range of allowed building types. May include small-scale institutional and semi-public uses (for example, schools, community centers,	The proposed project, a three-story four-unit residential building, is consistent with the policy guidance for the Urban Neighborhood district.

	religious institutions, public safety facilities, etc.) scattered throughout. Like the Neighborhood Mixed Use category, commercial uses can continue serving their existing commercial function. Commercial zoning is appropriate for these properties, while expansion of commercial uses and zoning into surrounding areas is not encouraged.	
<b>Goods and Services Corridor</b>	<b>Guidance</b>	<b>Staff Comment</b>
<b>Lyndale Avenue S</b>	Goods and Services Corridors serve two purposes: 1) To indicate where commercial uses should front in relation to properties guided for commercial future land uses, and 2) In addition to the guidance for the mixed use land use categories found in this section, Goods and Services Corridors identify where the establishment or expansion of commercial uses can be considered. Properties immediately adjacent to a Goods and Services Corridor may be considered for commercial activity, allowing for uses similar in scale and scope to the Neighborhood and Corridor Mixed Use categories.	The proposed project is consistent with the policy guidance for a Goods and Services corridor which allows for the establishment and expansion of commercial uses but does not necessarily require them. The land use guidance for this site allows for residential only structures and supports the establishment of high-density residential uses along the corridor.
<b>Built Form Guidance</b>	<b>Guidance</b>	<b>Staff Comment</b>
<b>Corridor 4</b>	New and remodeled buildings in the Corridor 4 district should reflect a variety of building types on both small and moderate-sized lots, including on combined lots. Building heights should be 1 to 4 stories. Requests to exceed 4 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.	The proposed structure is three stories, 33 feet in height. The proposal is consistent with the built form guidance for the Corridor 4 district.

The following goals from *Minneapolis 2040 (2020)* apply to this proposal:

- Goal 3. Affordable and accessible housing: In 2040, all Minneapolis residents will be able to afford and access quality housing throughout the city.
- Goal 6. High-quality physical environment: In 2040, Minneapolis will enjoy a high-quality and distinctive physical environment in all parts of the city.

The following policies and action steps from *Minneapolis 2040* apply to this proposal:

**Policy 1. Access to Housing: Increase the supply of housing and its diversity of location and types.**

- b. Allow housing to be built in all areas of the city, except in Production and Distribution areas.
  - e. In neighborhood interiors that contain a mix of housing types from single family homes to apartments, allow new housing within that existing range.
  - g. Encourage inclusion of units that can accommodate families in new and rehabilitated multifamily housing developments.
6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

If the requested land use applications are approved, the proposal will comply with all provisions of the OR1 District.

#### **Additional Standards to Increase Maximum Height**

In addition to the conditional use permit standards, the Planning Commission shall consider, but not be limited to, the following factors when determining the maximum height of principal structures in commercial districts:

1. *Access to light and air of surrounding properties.*

The project is not expected to significantly impact access to light and air for surrounding properties. The structure is consistent with built form guidance for the site and is within the maximum height for multiple family structures in the OR1 district as measure in feet.

2. *Shadowing of residential properties, significant public spaces, or existing solar energy systems.*

The proposed project will have increased shadowing impacts on adjacent properties to the north, especially during the middle of the day and during the winter months.

3. *The scale and character of surrounding uses.*

The project is taller than most of the surrounding uses. This is primarily due to recent policy changes regarding built form in the surrounding area as prescribed in Minneapolis 2040. Sites along Lyndale Avenue S in this area are guided for up to four stories in height which will lead to a change in character over time.

4. *Preservation of views of landmark buildings, significant open spaces or water bodies.*

The project will not impact views of landmark buildings, significant open spaces or water bodies.

#### **VARIANCE**

The Department of Community Planning and Economic Development has analyzed the application for a variance of the minimum established front yard setback from 25 feet to 16 feet based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

The minimum front yard setback for a multi-family building in the OR1 district is 15 feet. The residential property to the south of the proposed project has an established front yard setback of 19 feet and the residential property to the north has an established front yard of 28 feet. The minimum established front yard for the proposed structure is determined by drawing a line joining those parts of both buildings nearest to the front lot line making the minimum front yard setback for the proposed building 25 feet. The applicant is proposing a front yard setback of 16 feet.

Practical difficulties exist in meeting the minimum established front yard setback for a multi-family project on the property. The established front yards of the two adjoining properties would make a space-efficient and active residential building impractical and would create excess front yard space on a corridor that is guided for active residential and mixed uses and which allows for high-density development. The existing block face includes similarly scaled multi-family and commercial properties with smaller setbacks than the proposed structure. Additionally, the existing structure has a setback of 18 feet. The inconsistency of the existing development pattern and the established yard is a practical difficulty unique to the site and was not created by the applicant.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The proposed front yard setback is reasonable and consistent with the spirit and intent of the ordinance and the comprehensive plan. The comprehensive plan calls for dense, mixed use development along Good and Services Corridors and within close proximity to high-frequency transit. Yard variances, in general, are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. The block face surrounding the proposal does not have a consistent street wall or setback pattern and includes several small multifamily properties and commercial uses non-conforming to setback requirements. Additionally, the existing home on the property is setback 18 feet from the front property line and is non-conforming to the established yards of its neighbors to the north and south.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The proposed variance would not alter the essential character of the area or be injurious to the use or enjoyment of other property in the vicinity. The general area is made up of a mix of houses and apartment buildings with varying front yard setbacks. The existing 2.5 story structure on the site is setback 18 feet from the front property line. Additionally, the recent change in land use policy for the general area will likely result in a change in built form character and established setback pattern on the Goods and Services corridor as the neighborhood develops over time in a way that more closely resembles the adopted land use policies of *Minneapolis 2040*.

## VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance of the minimum lot area from 5,000 square feet to 4,744 square feet based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

The minimum lot area for a multi-family dwelling in the OR1 district is 5,000 square feet. This is also the minimum lot area for a single-family home in the OR1 district. The property owner would need to acquire an additional 256 square feet of space to allow for a multiple-family dwelling. This is not possible because the area around the subject site is fully developed. Additionally, the lot was originally platted as less than 5,000 square feet prior to the establishment of the existing zoning code. The original platting of the lot combined with the lack of ability to expand the size of the lot creates a practical difficulty for the site in meeting the land use guidance without combining additional lots.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The establishment of a four-unit building in this location is reasonable and consistent with the spirit and intent of the comprehensive plan. The proposed project is located on a Goods and Services corridor and within close proximity to high-frequency transit. The land use and built form policy for the site in the comprehensive plan allow for high-density residential development of up to four stories in height and the immediate neighborhood includes a range of building types and residential densities from single and two-family homes to small apartment buildings.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The proposed variance would not alter the essential character of the area or be injurious to the use or enjoyment of other property in the vicinity. The general area is made up of a mix of low-density residential and apartment buildings, many of which are situated on similarly sized lots that do not conform the minimum of 5,000 square feet. It should also be noted that the existing single-family home is non-conforming to the lot area minimum.

## SITE PLAN REVIEW

The Department of Community Planning and Economic Development has analyzed the application based on the required findings and applicable standards in the site plan review chapter:

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### Applicable Standards of Chapter 530, Site Plan Review

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#### BUILDING PLACEMENT AND DESIGN

##### **Building placement** – *Requires variance(s)*

- The proposed project requires a variance to allow the building to be placed closer than the established minimum front yard setback for the neighboring residential properties to the north and south. The minimum front yard setback for the OR1 district is 15 feet. The minimum established front yard setback for the neighboring residential properties is 25 feet. The applicant is proposing a setback of 16 feet. In general, for projects located on Goods and Services corridors and for multi-family projects, the code requires that a building be located no further than 8 feet from the front property line.

##### **Principal entrances** – *Meets requirements*

- The proposed project would comply with the principal entrances standards.
- Principal entrances for the proposed building are located at the front and rear elevations.

##### **Visual interest** – *Meets requirements*

- The proposed project would comply with the visual interest standards.

##### **Exterior materials** – *Requires alternative compliance*

- The applicant is proposing fiber cement as the building's primary exterior materials. Exterior material changes at a later date may require review by the Planning Commission and an amendment to the site plan review.
- Each elevation would exceed the maximum amount of fiber cement. The applicant is requesting alternative compliance for this requirement.

- The application is consistent with the City's policy of allowing no more than three exterior materials per elevation, excluding windows, doors, and foundation materials.
- The exterior materials and appearance of the rear and side walls of the building are similar to and compatible with the front of the building.

**Percentage of Exterior Materials per Elevation**

Material	Allowed Max	North	South	East	West
Glass	100%	11%	19%	30%	30%
Fiber Cement ( $\leq 5/8''$ )	30%	89%	81%	70%	70%

**Windows – Meets requirements**

- The proposed project would comply with the minimum window requirements.

**Window Requirements for Residential Uses**

Floor	Code		Proposed	
1st floor (front)	20% minimum	35 sq. ft.	20%	35 sq. ft.
Upper floor (front)	10% minimum	44 sq. ft.	26%	119 sq. ft.
1 <sup>st</sup> floor (rear)	20% minimum	35 sq. ft.	20%	35 sq. ft.
Upper floor (rear)	10% minimum	44 sq. ft.	26%	119 sq. ft.

**Ground floor active functions – Meets requirements**

- The proposed project would comply with the ground floor active functions requirements.

**Roof line – Meets requirements**

- The principal roof line of the building would be similar to that of surrounding buildings.

**Parking garages – Not applicable**

- There are no parking garages proposed as part of this project.

**ACCESS AND CIRCULATION****Pedestrian access – Meets requirements with Conditions of Approval**

- There would be clear and well-lit walkways at least four feet in width connecting building entrances to the adjacent public sidewalk and on-site parking facilities.
- CPED is recommending a condition of approval that the applicant provide a lighting plan for the structure showing compliance with the standards for chapter 530 and 535.

**Transit access – Not applicable**

- No transit shelters are proposed as part of this development.

**Vehicular access – Meets requirements**

- The proposed project would comply with the vehicular access requirements.
- All proposed on-site parking is accessed via the shared alley at the rear of the structure.



**LANDSCAPING AND SCREENING****General landscaping and screening – Meets requirements**

- The proposed project would comply with the general landscaping and screening requirements.

**Landscaping and Screening Requirements**

Requirement	Required	Proposed
Lot Area	--	4,744 sq. ft.
Building Footprint	--	1,825 sq. ft.
Area Not Covered by Buildings	--	2,919 sq. ft.
Landscaped Area	583 sq. ft.	2,630 sq. ft.
Canopy Trees (1:500 sq. ft.)	1 tree	4 trees
Shrubs (1:100 sq. ft.)	6 shrubs	55 shrubs

**Parking and loading landscaping and screening – Requires alternative compliance**

- The proposed project does not comply with the minimum screening standards for chapter 530. The applicant is proposing four surface parking stalls at the rear of the structure perpendicular to the alley. The applicant is not proposing any screening between the parking and the adjacent properties to the north and south. The applicant is seeking alternative compliance for this requirement. CPED is recommending a condition of approval that the applicant provide screening equivalent to a six-foot fence or landscaping at least six feet in height and 90% opaque between the parking and the adjacent properties.

**Additional landscaping requirements – Meets requirements**

- The project appears to comply with the additional landscaping requirements in sections 530.180, 530.190, 530.200, and 530.210 of the zoning code.

**ADDITIONAL STANDARDS****Concrete curbs and wheel stops – Meets requirements with Conditions of Approval**

- The applicant is not proposing any wheel stops or curbing for the onsite surface parking. CPED is recommending a condition of approval that the applicant provide concrete wheel stops for any onsite surface parking stalls.

**Site context – Meets requirements**

- The proposed project would comply with the site context requirements.

**Crime prevention through environmental design – Meets requirements with Conditions of Approval**

- The proposed project would comply with crime prevention through environmental design (CPTED) standards.
- CPED is recommending a condition of approval that the applicant provide a lighting plan for the site that shows compliance with CPTED standards.

**Historic preservation – Meets requirements**

- This site is neither historically designated or located in a designated historic district, nor has it been determined to be eligible for designation.

### Applicable Regulations of the Zoning Ordinance

The proposed use is permitted in the OR1 District.

#### Off-street Parking and Loading – *Meets requirements*

- The proposal currently places parking spaces within 6 feet of the habitable space of a dwelling unit. CPED is recommending a condition of approval that the applicant modify the site plan to comply with the parking spacing requirement.
- The project qualifies for a reduction in their required vehicle parking stalls due to its proximity to high-frequency transit.
- The project does not have a minimum bicycle parking or loading requirement.

#### Vehicle Parking Requirements Per Use (Chapter 541)

Use	Minimum	Reductions	Minimum	Maximum	Proposed
Residential Dwellings	4	Transit Incentives (4)	0	--	4

#### Bicycle Parking Requirements (Chapter 541)

Use	Minimum	Short-Term	Long-Term	Proposed
Residential Dwellings	0	--	Not less than 90%	0

#### Building Bulk and Height – *Requires conditional use permit*

- The proposed project is seeking a conditional use permit to exceed the maximum building height in the OR1 district.

#### Building Bulk and Height Requirements

Requirement	Code	Bonuses	Total	Proposed
Lot Area	--	--	--	4,744 sq. ft. /
Gross Floor Area	--	--	--	5,328 sq. ft.
Min. Floor Area Ratio	--	--	--	1.12
Max. Floor Area Ratio	1.5	--	1.5	1.12
Max. Building Height	2.5 stories or 35 feet, whichever is less			3 stories, 33 ft.

#### Lot and Residential Unit Requirements – *Requires variance(s)*

- The proposed project would meet the applicable lot and residential unit requirements.

#### Lot and Residential Unit Requirements Summary

Requirement	Code	Proposed
Lot Area	5,000 sq. ft. min.	4,744 sq. ft.
Lot Width	40 ft. min.	40 ft.

<b>Impervious Surface Area</b>	85% max.	68%
<b>Lot Coverage</b>	70% max.	41%
<b>Dwelling Units (DU)</b>	--	4 DUs
<b>Net Residential Area</b>	--	5,328 sq. ft.

**Yard Requirements – Requires variance(s)**

- The project requires a variance to reduce the minimum established front yard setback.

**Minimum Yard Requirements**

<b>Setback</b>	<b>Zoning District</b>	<b>Overriding Regulations</b>	<b>Total Requirement</b>	<b>Proposed</b>
<b>Front (East)</b>	15 ft.	Established (25 ft)	25 ft.	16 ft.
<b>Interior Side (North)</b>	9 ft.	--	9 ft.	9 ft.
<b>Interior Side (South)</b>	9 ft.	--	9 ft.	9 ft.
<b>Rear (West)</b>	9 ft.	--	9 ft.	22 ft.

**Signs – Not applicable**

- The applicant is not proposing any signage.

**Screening of Mechanical Equipment – Meets requirements**

- Mechanical equipment is subject to the screening requirements of [Chapter 535](#) and district requirements.
- All mechanical equipment is enclosed within the building or is screened from the public street by the building itself.

**Refuse Screening – Meets requirements with Conditions of Approval**

- Refuse and recycling storage containers are subject to the screening requirements in [Chapter 535](#).
- The applicant is proposing an onsite recycling and storage container at the rear of the site adjacent to the alley. CPED is recommending a condition of approval that the proposed storage area meet the refuse screening standards of chapter 535.

**Lighting – Meets requirements with Conditions of Approval**

- The applicant has not provided a lighting plan. CPED is recommending that the applicant provide a lighting plan that meets the standards of chapter 530 and 535.

**Fences – Not applicable**

- The applicant is not currently proposing any fencing on site.

**Specific Development Standards – Not applicable**

- There are not specific development standards for this use.

**Overlay District Standards – Not applicable**

- The proposal is not located in an overlay district.

**Applicable Policies of the Comprehensive Plan**

The proposed use would be consistent with the applicable guidance and policies of *Minneapolis 2040 (2020)*:

<b>Future Land Use</b>	<b>Guidance</b>	<b>Staff Comment</b>
<b>Urban Neighborhood</b>	Urban Neighborhood is a predominantly residential area with a range of allowed building types. May include small-scale institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout. Like the Neighborhood Mixed Use category, commercial uses can continue serving their existing commercial function. Commercial zoning is appropriate for these properties, while expansion of commercial uses and zoning into surrounding areas is not encouraged.	The proposed project, a three-story four-unit residential building, is consistent with the policy guidance for the Urban Neighborhood district.
<b>Goods and Services Corridor</b>	<b>Guidance</b>	<b>Staff Comment</b>
<b>Lyndale Avenue S</b>	Goods and Services Corridors serve two purposes: 1) To indicate where commercial uses should front in relation to properties guided for commercial future land uses, and 2) In addition to the guidance for the mixed use land use categories found in this section, Goods and Services Corridors identify where the establishment or expansion of commercial uses can be considered. Properties immediately adjacent to a Goods and Services Corridor may be considered for commercial activity, allowing for uses similar in scale and scope to the Neighborhood and Corridor Mixed Use categories.	The proposed project is consistent with the policy guidance for a Goods and Services corridor which allows for the establishment and expansion of commercial uses but does not necessarily require them. The land use guidance for this site allows for residential only structures and supports the establishment of high-density residential uses along the corridor.
<b>Built Form Guidance</b>	<b>Guidance</b>	<b>Staff Comment</b>
<b>Corridor 4</b>	New and remodeled buildings in the Corridor 4 district should reflect a variety of building types on both small and moderate-sized lots, including on combined lots. Building heights should be 1 to 4 stories. Requests to exceed 4 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.	The proposed structure is three stories, 33 feet in height. The proposal is consistent with the built form guidance for the Corridor 4 district.

The following goals from *Minneapolis 2040 (2020)* apply to this proposal:

- Goal 3. Affordable and accessible housing: In 2040, all Minneapolis residents will be able to afford and access quality housing throughout the city.
- Goal 6. High-quality physical environment: In 2040, Minneapolis will enjoy a high-quality and distinctive physical environment in all parts of the city.

The following policies and action steps from *Minneapolis 2040* apply to this proposal:

**Policy 1. Access to Housing: Increase the supply of housing and its diversity of location and types.**

- c. Allow housing to be built in all areas of the city, except in Production and Distribution areas.
- f. In neighborhood interiors that contain a mix of housing types from single family homes to apartments, allow new housing within that existing range.
- g. Encourage inclusion of units that can accommodate families in new and rehabilitated multifamily housing developments.

### Alternative Compliance

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that the project meets one of three criteria required for alternative compliance. Alternative compliance is requested for the following requirements:

Standard	Description	Staff Recommendation
<b>Exterior Materials</b>	The applicant is proposing fiber cement panel and fiber cement lap siding as their primary exterior materials. The exterior building material standards do not allow for more than 30% of the exterior elevations to be clad in fiber cement lap siding or fiber cement panel of less than 5/8" in thickness.	The standards for one to three-unit buildings allow for an all fiber cement clad structure and the proposed four-unit building is largely situated within single and two-family homes with a mix of cladding including fiber cement and lap siding. The proposed exterior design would be largely consistent with the character of surrounding uses. Staff is recommending that the Planning Commission grant alternative compliance for this requirement.
<b>Parking lot landscaping and screening</b>	The applicant is proposing four surface parking stalls at the rear of the structure adjacent to the shared alley. The applicant is not currently proposing any screening between the proposed parking stalls and the adjacent residential property.	CPED staff is recommending that the applicant implement a six-foot fence or landscaping at least six feet in height and 90% opaque for alternative compliance to the parking lot screening requirements.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Amarjit Singh for the properties located at 3308 Lyndale Avenue S:

**A. Conditional Use Permit.**

Recommended motion: **Approve** the conditional use permit to increase the maximum building height in the OR1 district from 2.5 stories, 35 feet to 3 stories, 33 feet, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

**B. Variance to decrease the interior side yard setback.**

Recommended motion: **Return** the variance to reduce the interior side yard setback along the north property line from 9 to 7 feet.

**C. Variance to decrease the front yard setback.**

Recommended motion: **Approve** the variance to reduce the minimum established front yard setback from 25 feet to 16 feet.

**D. Variance to decrease minimum lot area.**

Recommended motion: **Approve** the variance to reduce the minimum lot area for a multi-family structure from 5,000 square feet to 4,744 square feet.

**E. Site Plan Review.**

Recommended motion: **Approve** the site plan review for a new three-story residential building with four dwelling units, subject to the following conditions:

1. All site improvements shall be completed by December 7<sup>th</sup>, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The applicant shall modify plans to show location and screening proposal for all on site trash and recycling containers.
4. The applicant shall provide a fence or landscaping at least six feet in height and 90% opaque between the proposed parking stalls and the adjacent residential properties.
5. The applicant shall provide concrete wheel stops for the onsite surface parking stalls.
6. The applicant shall provide a lighting plan that shows compliance with chapters 530 and 535.

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**ATTACHMENTS**

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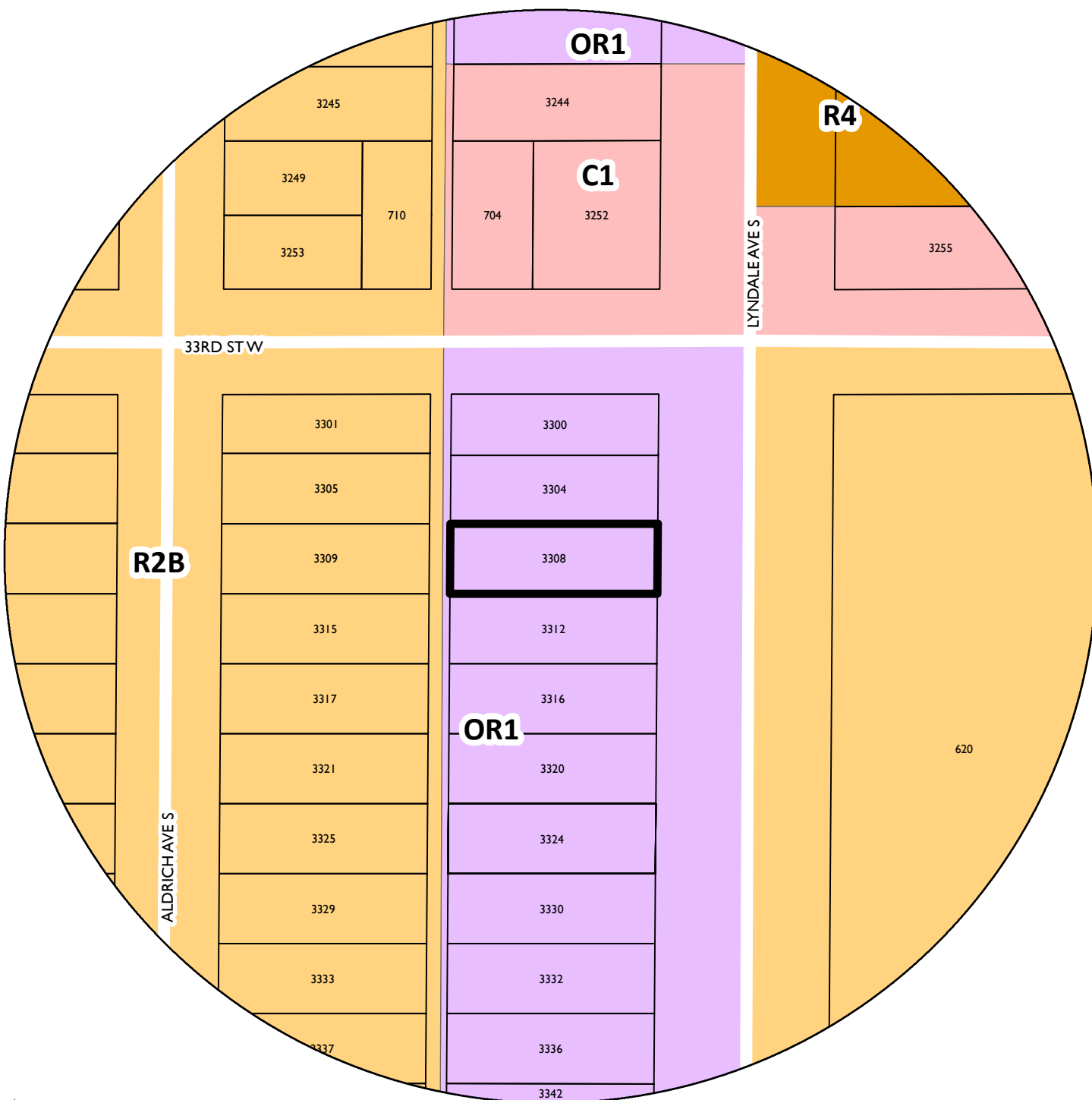
1. Written description and findings submitted by applicant
2. Survey
3. Site plan
4. Plans
5. Building elevations
6. Renderings
7. Photos
8. Public comments

**Amarjit Singh**

**10th**

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

**3308 Lyndale Avenue S**

FILE NUMBER

**PLAN11625**



AJ Singh &lt;aj.singh0401@gmail.com&gt;

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## Ward 10 New Project Information (CARAG Neighborhood)

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AJ Singh &lt;aj.singh0401@gmail.com&gt;

Wed, Sep 16, 2020 at 10:17 AM

To: info@southuptown.org

Hello there,

My name is AJ Singh and I am starting a new project in ward 10 where I owned a house. Here is information for the project and attached are all the documents for land use application:

**Description of the project:**

The project site is 3308 Lyndale Ave. S and is a 2-story single family home built in 1906. The project site is adjacent to Painter Park, and south from 33<sup>rd</sup> St. It is 1 lot which is near multiple public transit routes including high frequency transit on Lyndale Ave., 31<sup>st</sup> St. and Lake St.

The purpose of the project is to demolish the existing structure and build an apartment building which will include a parking located at the back of the lot. The building will be a three story high and include 4 units in total. Each unit occupies two floors with entries at the front and rear porches.

The first floor and basement are one unit and the 2nd and 3rd floors are a unit. 2 units face Lyndale Ave. and 2 units face the rear. Exterior material is fiber cement lap siding, fiber cement panel siding and vinyl windows. Parking is provided at the rear of the site as 4 parking stalls.

**The zoning approvals that the applicant is aware are needed for the project:** NA

**The address of the property for which zoning approval is sought:** 3308 Lyndale Ave S Minneapolis MN 55408

**Applicant's name:** Amarjit Singh

**Address:** 7444 Vincent Ave S Richfield MN 55423

**Telephone number:** 612-889-4337

**E-mail address:** [aj.singh0401@gmail.com](mailto:aj.singh0401@gmail.com)

Please let me know if you have any questions.

**AJ Singh**

Email: [aj.singh0401@gmail.com](mailto:aj.singh0401@gmail.com)

Phone: 612-889-4337

---

### 6 attachments



**Back Rendering.jpg**  
2029K



**Front Rendring.jpg**  
2166K





**Land Use Application Supporting Information.docx**

16K



**Survey.pdf**

408K



**Site Plan, Floor Plan and Elevation.pdf**

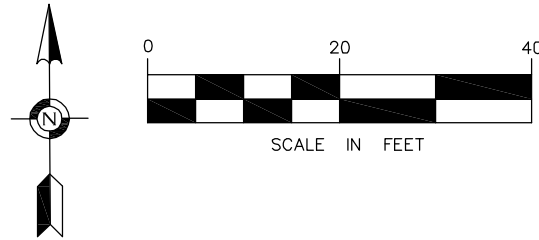
911K



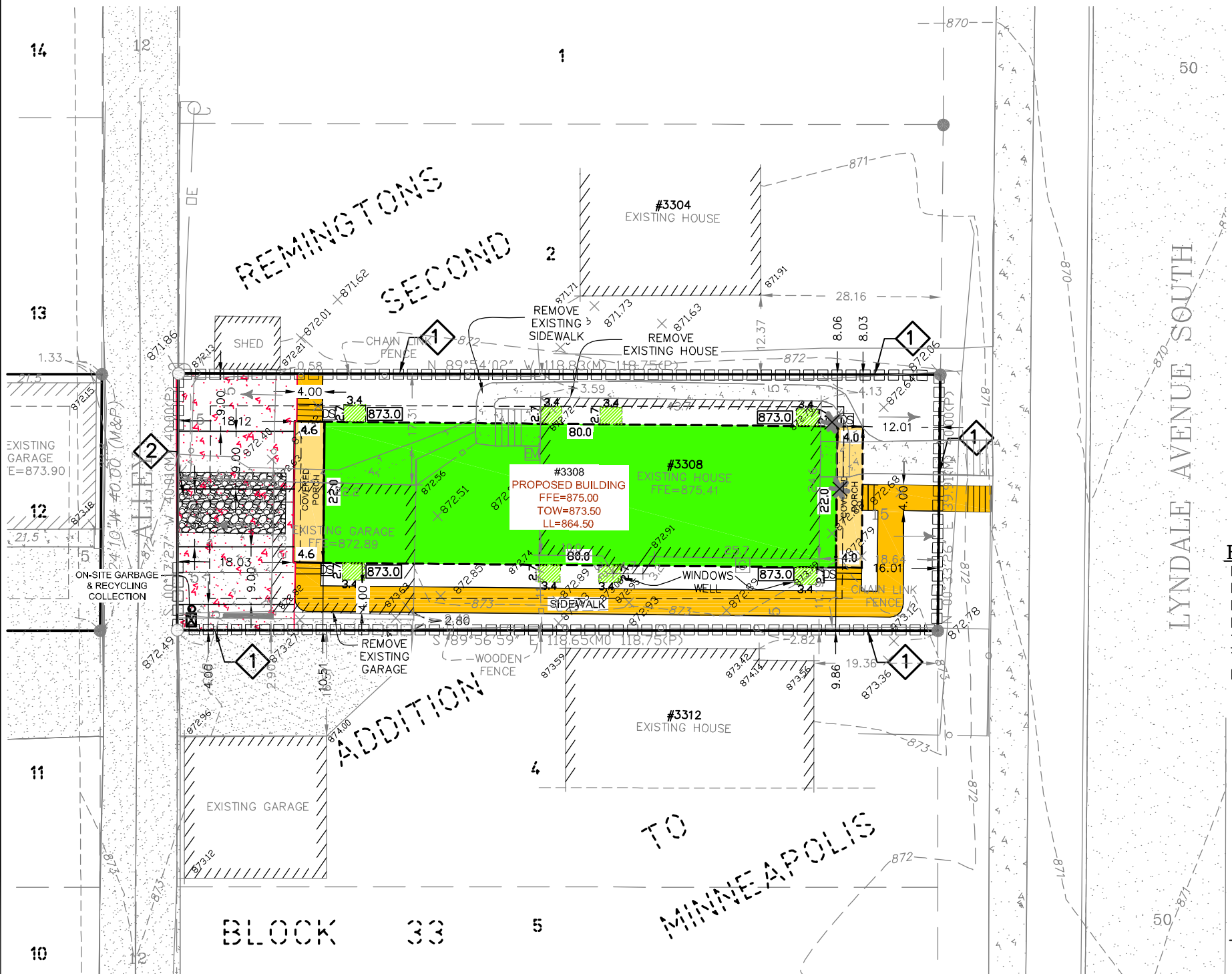
**LandUse\_Application.pdf**

894K

EROSION CONTROL PLAN -for- AMARJIT SINGH



Call 48 Hours before digging  
**GOPHER STATE ONE CALL**  
Twin Cities Area 651-454-0002  
MN. Toll Free 1-800-252-1166



LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES BOUNDARY LINE
- - - DENOTES LOT LINE
- - - DENOTES SETBACK LINE
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- DENOTES CONCRETE SURFACE
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- DENOTES BITUMINOUS SURFACE
- \* DENOTES SHRUB
- OE DENOTES OVERHEAD ELECTRIC
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- ← DENOTES DRAINAGE FLOW
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- DENOTES PROPOSED BUILDING
- DENOTES PROPOSED COVERED PORCH
- DENOTES PROPOSED CONCRETE SIDEWALK
- DENOTES PROPOSED BIT. DRIVEWAY
- \* DENOTES PROPOSED REMOVED SHRUB
- xxx.x DENOTES PROPOSED GRADE
- ⊞ DENOTES PROPOSED DOWNSPOUT
- ⊞ DENOTES PROPOSED SILT FENCE
- ⊞ DENOTES PROPOSED ROCK CONST. ENTR.

EXISTING HARDCOVER

EXISTING HOUSE	1,093 SQ. FT.
EXISTING GARAGE	450 SQ. FT.
EXISTING CONCRETE SURFACE	767 SQ. FT.
EXISTING BITUMINOUS SURFACE	66 SQ. FT.
TOTAL IMPERVIOUS AREA	2,376 SQ.FT.
TOTAL LOT AREA	4,744 SQ. FT.
EXISTING HARDCOVER	50.1 %

PROPOSED HARDCOVER

PROPOSED BUILDING	1,760 SQ. FT.
PROPOSED COVERED FRONT PORCH	88 SQ. FT.
PROPOSED COVERED BACK PORCH	102 SQ. FT.
PROPOSED BIT. DRIVEWAY	737 SQ. FT.
PROPOSED CONCRETE SIDEWALK	535 SQ. FT.
TOTAL IMPERVIOUS AREA	3,222 SQ. FT.
TOTAL LOT AREA	4,744 SQ. FT.
PROPOSED HARDCOVER	67.9%

NUMBERED NOTES

- 1. INSTALL SILT FENCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
- 2. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
- 3. INSTALL TEMPORARY CONCRETE WASHOUT PAD (OPTIONAL).

NOTES

- 1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
- 2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
- 3. CONTRACTOR SHALL VERIFY PROPOSED ELEVATIONS.
- 4. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
- 5. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

BUILDING SETBACKS

ZONING: OR1 - NEIGHBORHOOD OFFICE RESIDENCE DISTRICT  
HOUSE: FRONT = 15 FT.  
INTERIOR SIDE = 5 FT.  
(LOT WIDTH LESS THEN 42 FT. - 5 FT.)  
REAR = 5 FT

REFERENCE BENCHMARK

ELEVATION =872.06 CENTER OF 1/2 INCH MONUMENT OF NE CORNER OF LOT 3, BLOCK 33, REMINGTONS SECOND ADDITION TO MINNEAPOLIS.

LEGAL DESCRIPTION

Lot 3, Block 33, REMINGTONS SECOND ADDITION TO MINNEAPOLIS, Hennepin County, Minnesota, according to the recorded plat thereof.

NO.	DATE	DESCRIPTION	BY



**ENGINEERING DESIGN & SURVEYING**  
6480 Wayzata Blvd. Minneapolis, MN 55426  
OFFICE: (763) 545-2800 FAX: (763) 545-2801  
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

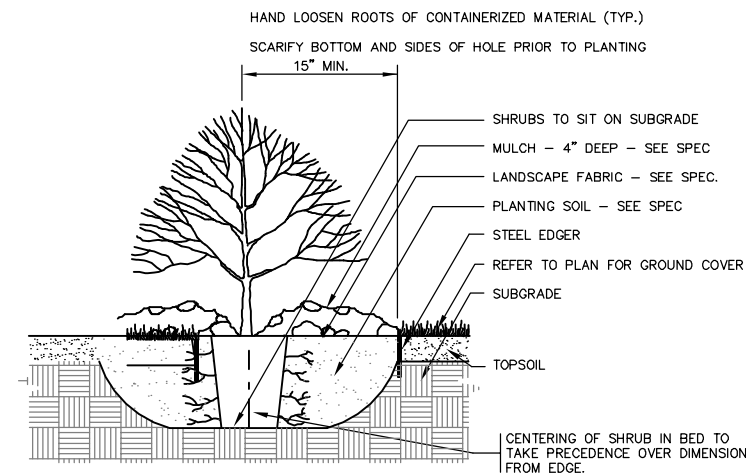
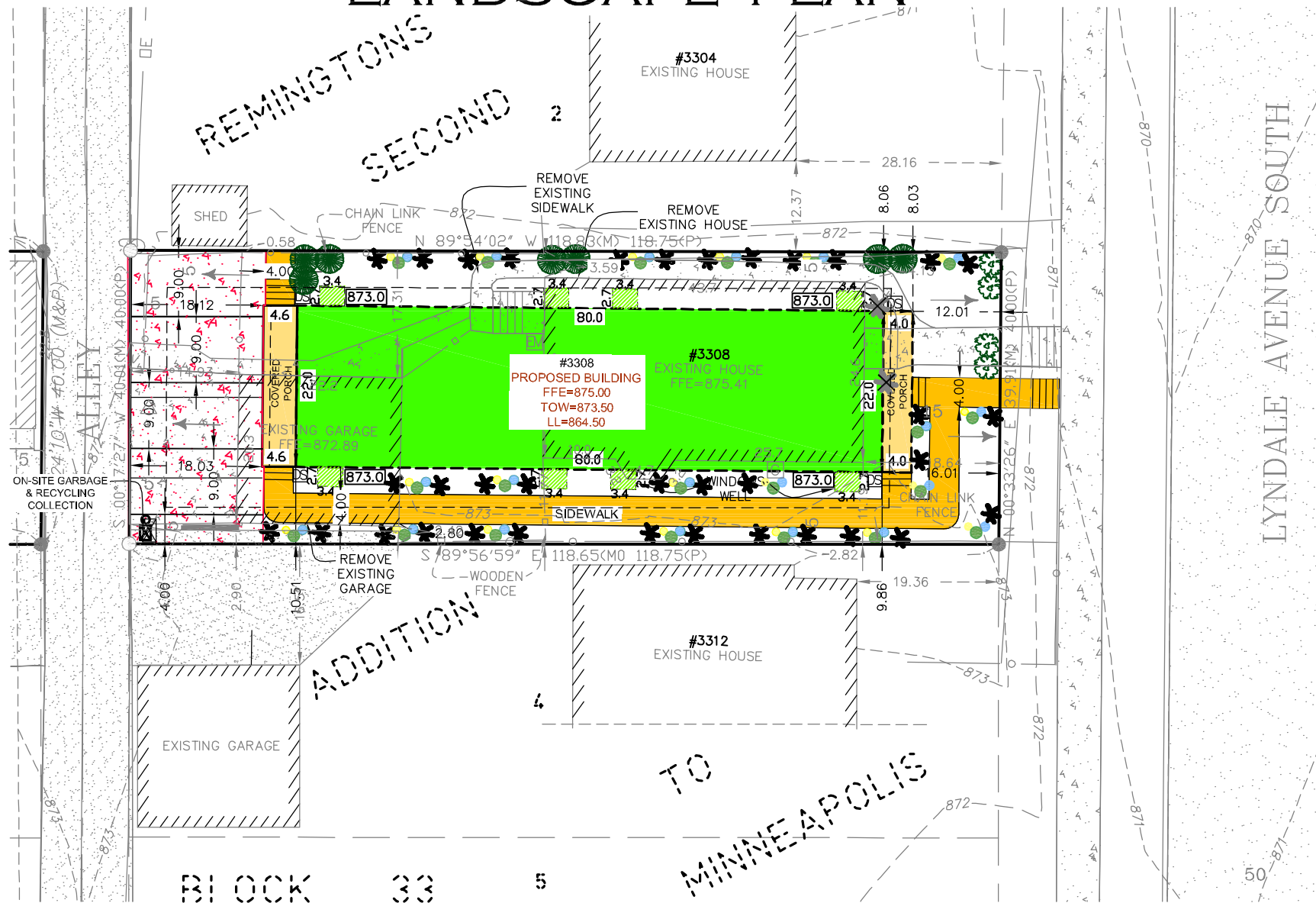
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Vlad Sivriver*  
VLADIMIR SIVRIVER L.S. NO. 25105

DATED: 10/06/20

JOB NAME: <b>AMARJIT SINGH</b>	FIELD WORK DATE: 07/31/20	DRAWN BY: IS	PROJECT NO.: 20-114
LOCATION: 3308 LYNDALE AVENUE SOUTH MINNEAPOLIS, MN 55408	FIELD BOOK NO.: EDS-13	CHECKED BY: VS	SHEET NO. C3

# LANDSCAPE PLAN



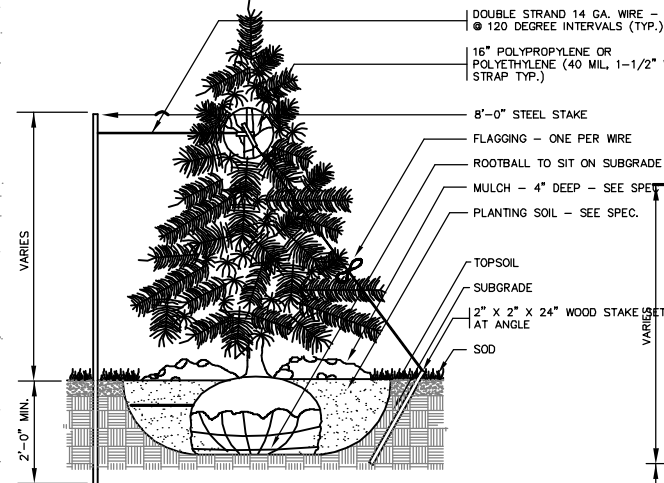
## SHRUB WITH STEEL EDGER

### NOTES:

CONIFER TO HAVE SHREDDED HARDWOOD MULCH UNLESS NOTED OTHERWISE. NO MULCH TO BE IN CONTACT WITH TRUNK.

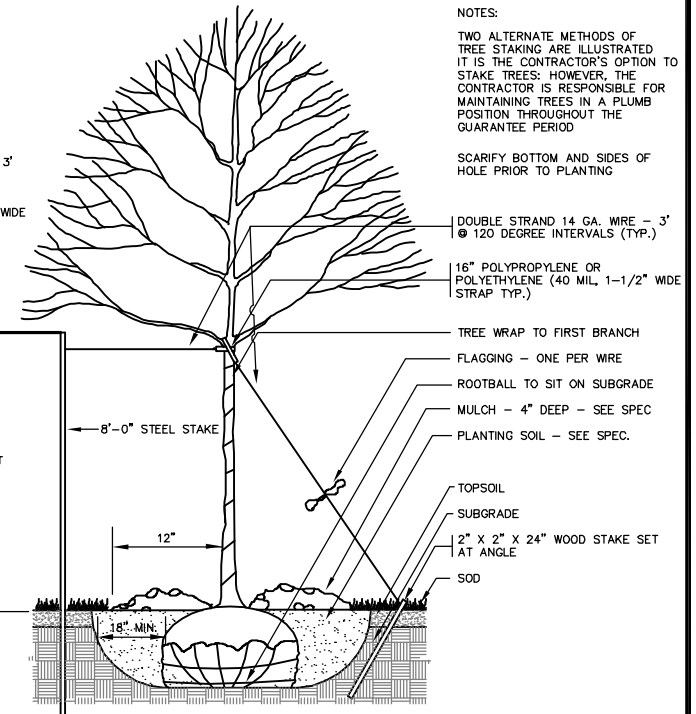
SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

TWO ALTERNATE METHODS OF TREE STAKING ARE ILLUSTRATED. IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.



## CONIFEROUS TREE

NOT TO SCALE



## DECIDUOUS TREE

NOT TO SCALE

## PROPOSED PLANT INVENTORY



DENOTES PROPOSED STREET KEEPER HONEYLOCUST (GLEDITSIA TRIACANTHOS "DRAVES" TM)



DENOTES PROPOSED PRAIRIFIRE CRABAPPLE (MALUS X "PRAIRIFIRE")



DENOTES PROPOSED TECHNY GLOBE ARBOREVIATAE (THUJA OCCIDENTALIS "TECHNY GLOBE")



DENOTES PROPOSED FEATHER REED GRASS ("CALAMAGROSTIS X ACUTIFLORA")



DENOTES PROPOSED LITTLE BLUESTEM ("SCHIZACHYRIUM SCOPARIUM")



DENOTES PROPOSED BIRCH-LEAF SPIREA ("SPIREAE BETULIFOLIAS")

## SIZE QUANTITY

8'-20' HEIGHT MIN. 4

8'-15' HEIGHT MIN. 7

3' HEIGHT MIN. 35

3-5' HEIGHT MIN. 4

2' HEIGHT MIN. 20

4' HEIGHT MIN. 20

## LANDSCAPE NOTES

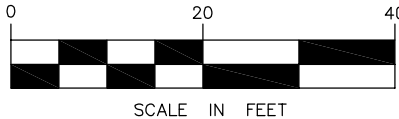
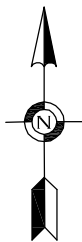
1. ALL PVIOUS SURFACE TO BE SODDED AND/OR MULCHED AFTER GRADING IS COMPLETED.
2. TRUNKS OF DECIDUOUS TREES SHALL BE AT LEAST 1.5" IN DIAMETER BREAST HEIGHT.
3. ALL PLANT MATERIALS SHALL MEET MINIMUM STANDARDS AS STATED IN THE AMERICAN ASSOCIATION OF NURSERYMEN PUBLICATION NO. ANSI Z60.1-1980 "AMERICAN STANDARD FOR NURSERY STOCK".
4. ALL LANDSCAPED AREAS MUST BE IRRIGATED

NO.	DATE	DESCRIPTION	BY



CERTIFICATE OF SURVEY -for- AMARJIT SINGH

Call 48 Hours before digging  
GOPHER STATE ONE CALL  
Twin Cities Area 651-454-0002  
MN. Toll Free 1-800-252-1166



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NOTES

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NO.	DATE	DESCRIPTION	BY

BUILDING SETBACKS

ZONING: OR1 - NEIGHBORHOOD OFFICE  
RESIDENCE DISTRICT  
HOUSE: FRONT = 15 FT.  
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REAR = 5 FT

EXISTING HARDCOVER

EXISTING HOUSE 1,093 SQ. FT.  
EXISTING GARAGE 450 SQ. FT.  
EXISTING CONCRETE SURFACE 767 SQ. FT.  
EXISTING BITUMINOUS SURFACE 66 SQ. FT.  
TOTAL IMPERVIOUS AREA 2,376 SQ.FT.  
TOTAL LOT AREA 4,744 SQ. FT.  
EXISTING HARDCOVER 50.1 %

REFERENCE BENCHMARK

ELEVATION =872.06 CENTER OF 1/2 INCH  
MONUMENT OF NE CORNER OF LOT 3,  
BLOCK 33, REMINGTONS SECOND  
ADDITION TO MINNEAPOLIS.

LEGAL DESCRIPTION

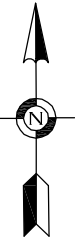
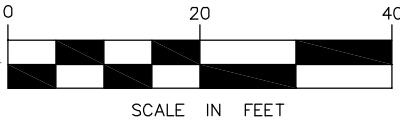
Lot 3, Block 33, REMINGTONS SECOND ADDITION  
TO MINNEAPOLIS, Hennepin County, Minnesota,  
according to the recorded plat thereof.



SITE PLAN for AMARJIT SINGH

Call 48 Hours before digging  
GOPHER STATE ONE CALL

Twin Cities Area 651-454-0002  
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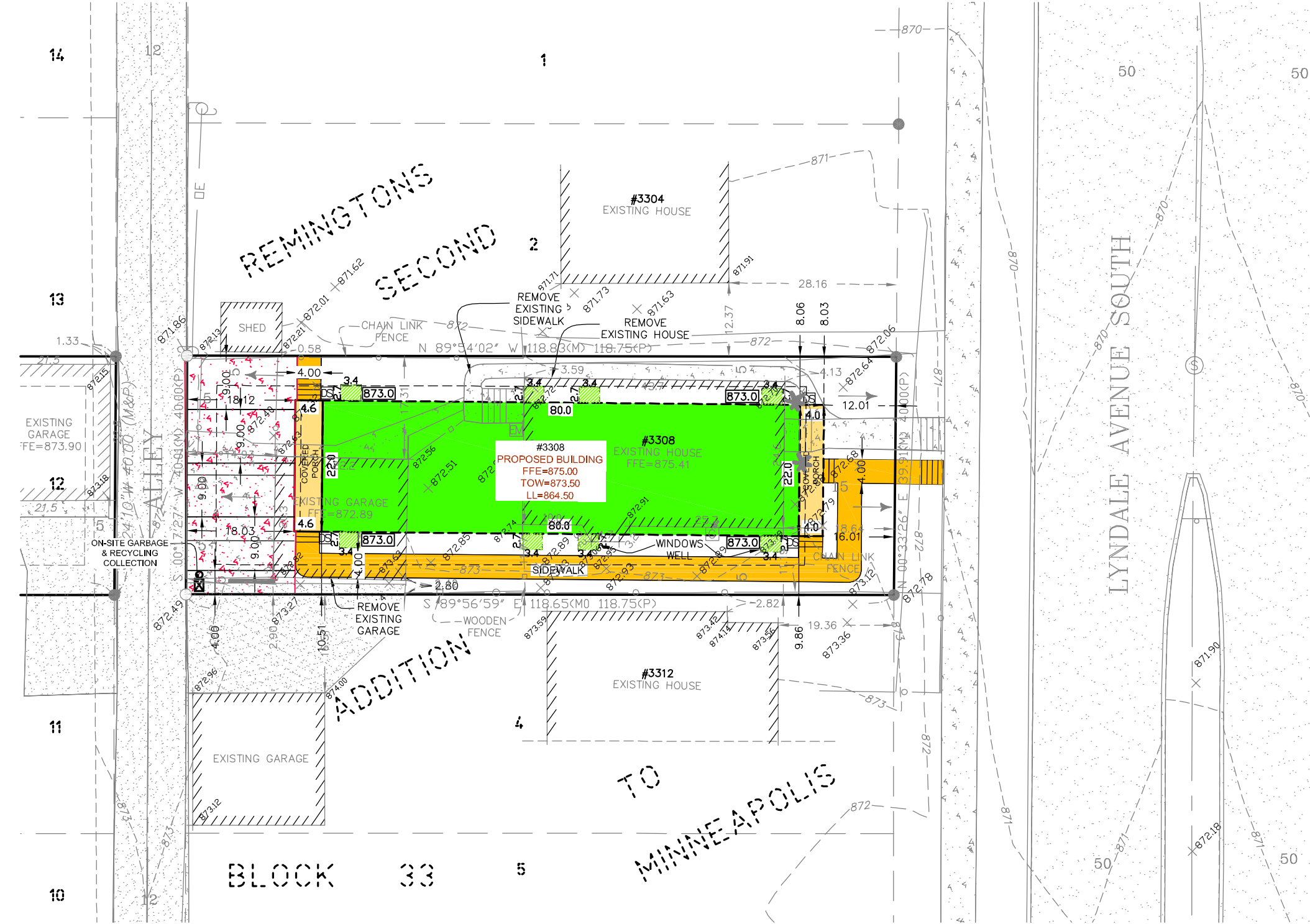
NO.	DATE	DESCRIPTION	BY

LEGAL DESCRIPTION

Lot 3, Block 33, REMINGTONS SECOND ADDITION TO MINNEAPOLIS, Hennepin County, Minnesota, according to the recorded plat thereof.

REFERENCE BENCHMARK

ELEVATION = 872.06 CENTER OF 1/2 INCH MONUMENT OF NE CORNER OF LOT 3, BLOCK 33, REMINGTONS SECOND ADDITION TO MINNEAPOLIS.



BUILDING SETBACKS

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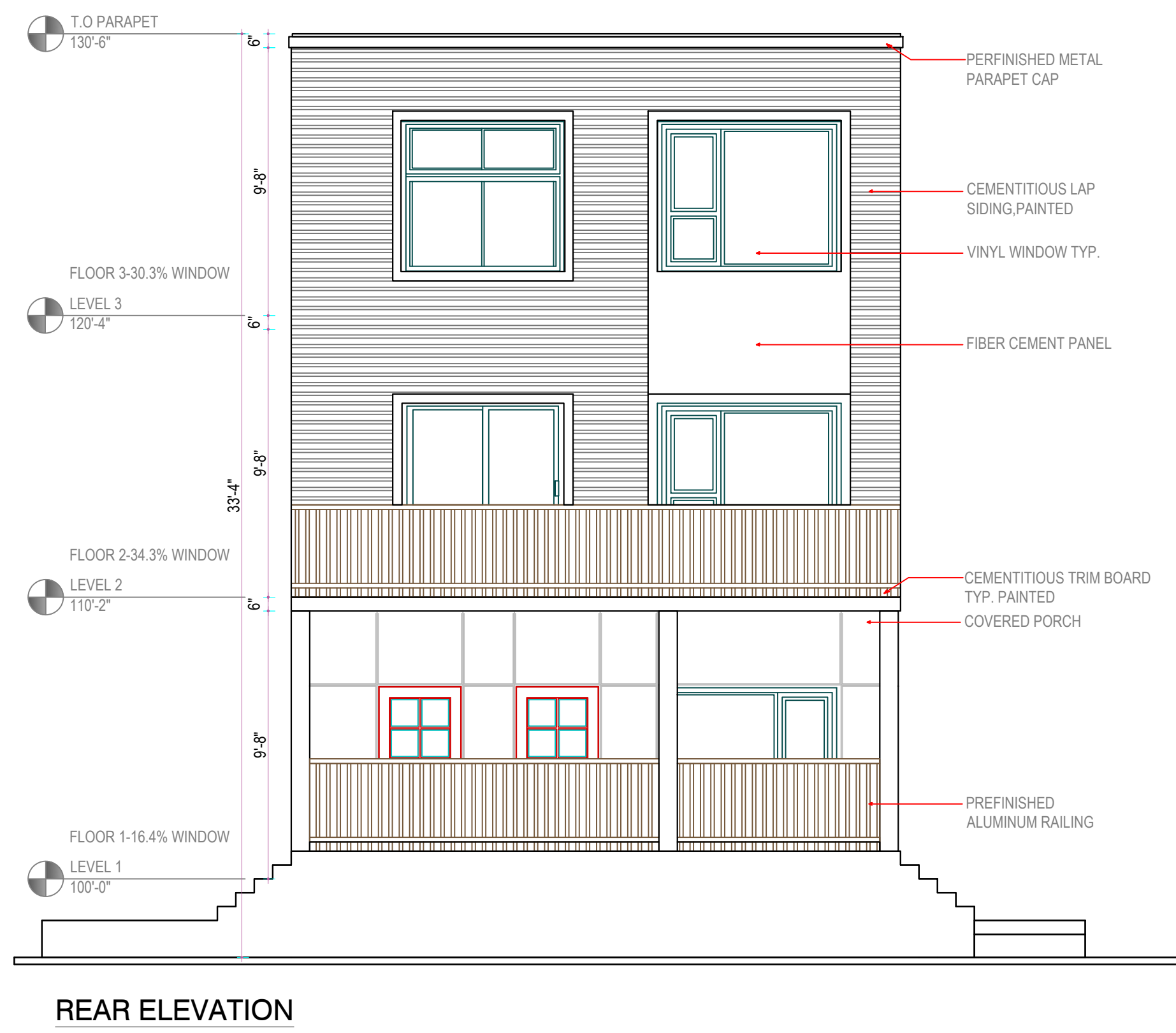
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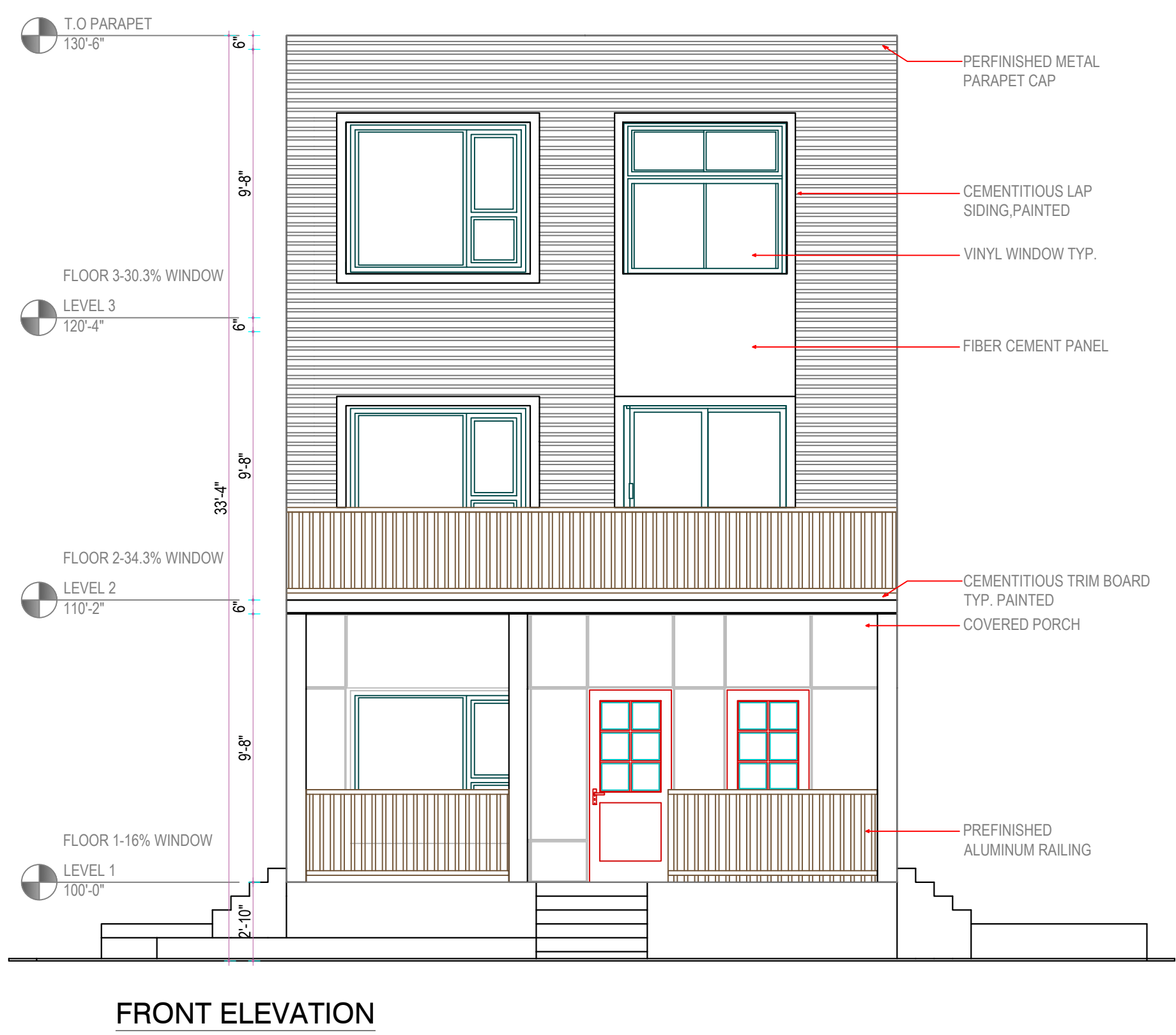
PROPOSED HARDCOVER

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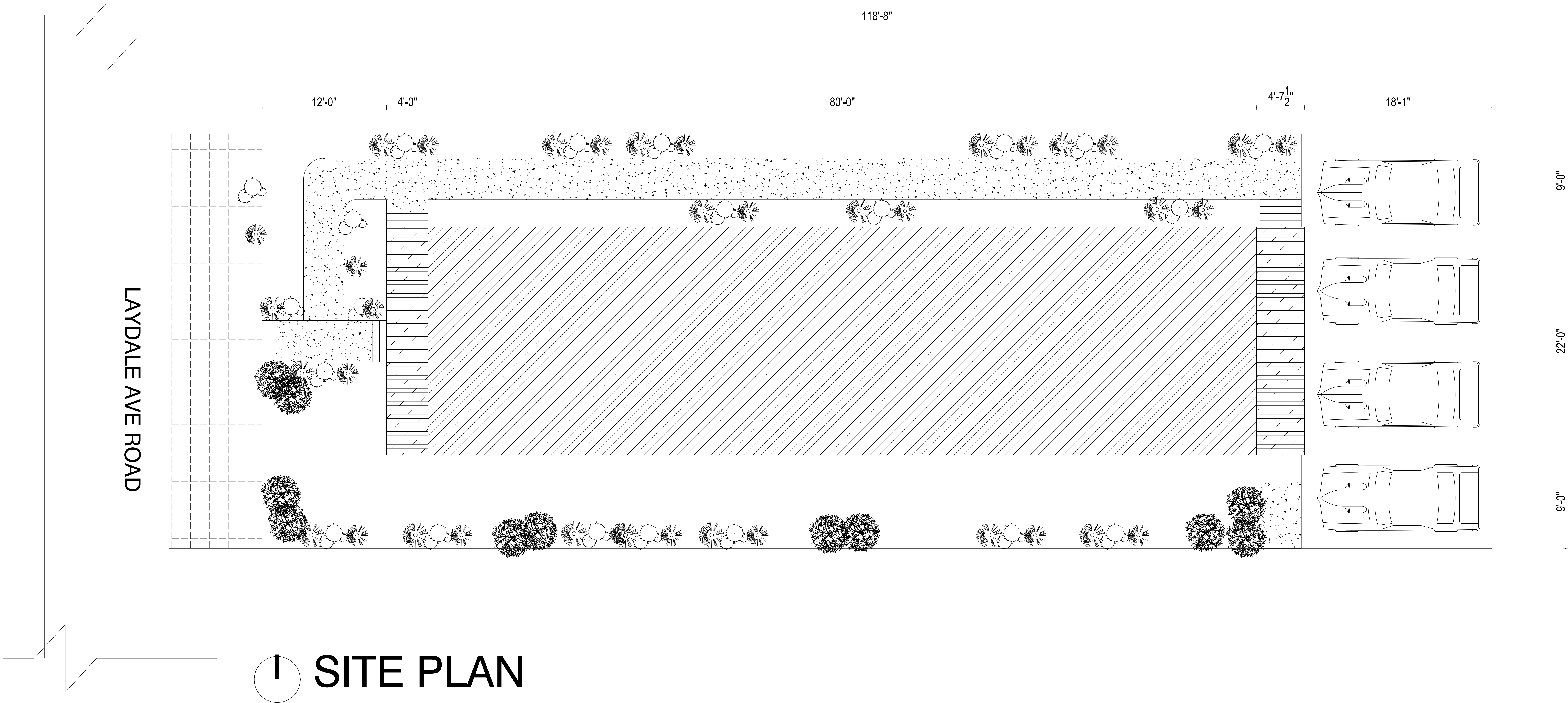


RIGHT ELEVATION

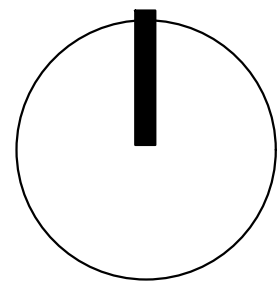
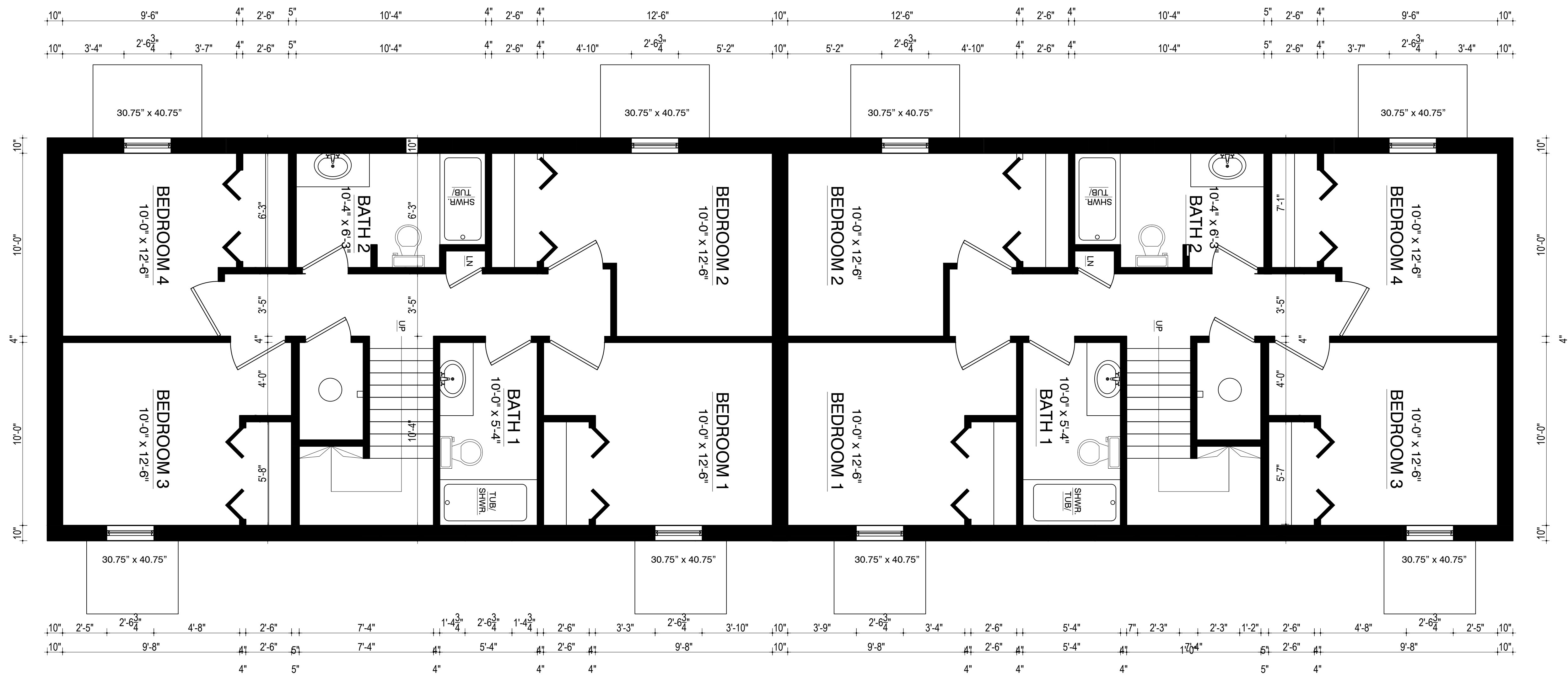


LEFT ELEVATION





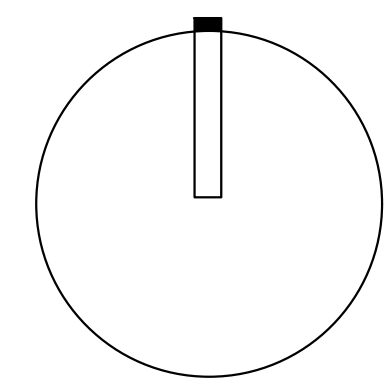
LAYDALE AVE ROAD



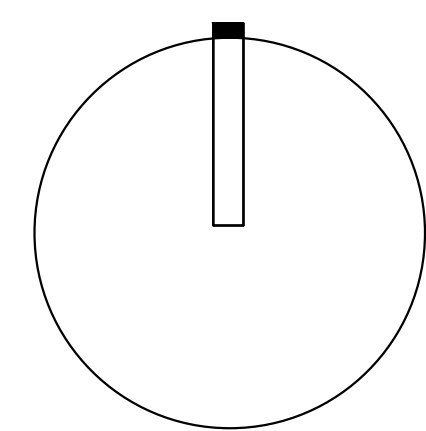
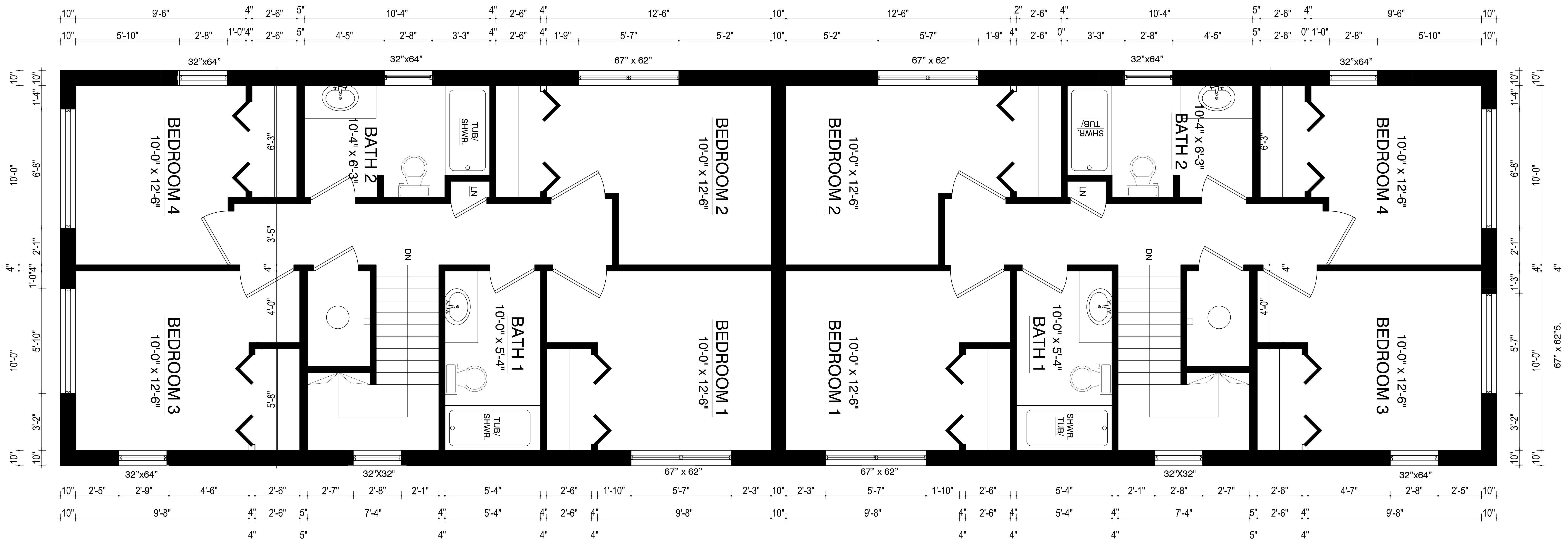
FLOOR PLAN LOWER LEVEL







## FLOOR PLAN LEVEL - 2



## FLOOR PLAN LEVEL - 3



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION







